



**RUSTIC HILLS IMPROVEMENT ASSOCIATION**  
**BORAD MEETING**  
**MINUTES**  
**01/16/2025**  
**ENVOY CHURCH**  
**2025 N MURRAY BLVD.,**  
**COLORADO SPRINGS. CO**

**ELECTED BOARD MEMBERS IN ATTENDANCE**

Ray Hoff	Doug Eberhart (remote)
Tamie Farris	Veronica Eberhart (remote)
David Pechacek	Daniel Stephens
Jim Rickman	

**Other Attendees**

Norm Pechacek	Tom Hartig
Will Harris	Bill Brown
Jon Newmann	

I **Call to Order** - The meeting was called to order at 7:15 pm by President Ray Hoff. Residents and Board Members were able to attend by Zoom. Self-Introductions were made by attendees.

II **Minutes** – Ray Hoff asked if there were any additions or correction to the minutes. Daniel Stephens noted that his last name was misspelled. The correction was noted, and a motion was made by Ray Hoff to accept the minutes with the correction and was seconded by Jim Rickman. The motion passed unanimously.

III **Treasurer Report**- Doug Eberhart joined the meeting by ZOOM. Only one new transaction was made since the previous report. A \$25 check was written to the Colorado Secretary of State for the annual registration fee for the LLC

IV **Committee Reports** –

- **Architectural** – Chairperson, Veronica Eberhart, also joining by ZOOM, reported no new requests had been received.
- **Hospitality** – Chairperson Bev Smith was not in attendance, but no meetings of the JULIET group was held and no visits to residents were made in the month of December. The Men’s Romeo group visited Kilroy’s Workshop. The business does blacksmithing, 3D printing and metal work, and the group thoroughly enjoyed the tour.
- **Bridal Paths** – No Report
- **Roads** - No report

V **Trash Coalition** – Tom Hartig reported that 18 months ago the coalition was in a deficit situation. We were changing to a new accounting system, training a new bookkeeper and terminating our association with Red Oak Management. In 2025 we negotiated a new contract with Waste Management. The new contract included a rate adjustment that helped eliminate the shortage. In January 2024 we had a \$3661 shortage but in January 2025 RHTC had a \$2074 positive balance. Tom presented an operating statement showing income and expenses for 2024. (see addendum # 1) Refunds were made to homeowners who paid annually and overpaid. This year’s budget (see addendum #2) shows a projected overage at yearend of \$5774. The figures were estimated from last year’s revenue. Tom Hartig suggested we give our new bookkeeper, Rebekah Lawson, and raise. The board voted to accept the budget as proposed. After some discussion, a motion was made by Tamie Farris to give Rebekah a \$20 a month raise over the \$350 a year she was receiving. The motion was seconded by Tom Hartig and passed unanimously.

VI. **Fire Mitigation** – Stacy Sahlstrom had been handling fire mitigation efforts in Rustic Hills Acres and asked to be released from this responsibility. Dave Pechacek volunteered to take over responsibility.

VII **Covenants Discussion** – Ray Hoff was able to have the proposed covenants reviewed by an attorney at no cost. He thought it was a good effort but suggested we do a straw poll to see if we could get 60% buy in from residents and then come back for a full legal review. He suggested we poll the neighborhood as a whole and not by filing as it would be easier, but it could be done either way. (see amendment # 3) Other suggestions by the attorney were:

- Include a lien provision
- Raise the annual dues to \$450
- Add a Prevailing party provision for reimbursement for legal action
- Ask for an exemption from the state for Colorado Common Interest Ownership Act (CCIOA)
- Line by Line voting

As there are more lots in Filing II, Veronica Eberhart was concerned that the wishes of filing I would be overruled, if we used the whole community voting procedure. She also requested that the Covenant regulating the number and placement of Recreational Vehicles be reinstated into the proposed list. Jim Richman stated that it could only be placed back in the proposed covenants, if a board member who voted in favor of removal at the 10/25/2024 meeting called for reconsideration.

Daniel Stephens suggested that we have a separate voluntary legal fund that property owners could contribute to and keep any increase in dues to \$75 or \$100 annually.

Bill Brown had consulted with an attorney that indicated that we had voted improperly when the vote was done by Filing and should be counted from the entire neighborhood.

Ray Hoff stated that a refusal to vote would be considered a nay vote. He was in favor of holding a straw poll line by line and any covenant that did not receive 60% yes votes be rewritten or eliminated. He suggested that the filings were not intended to divide the neighborhood into separate independent areas. They were only the areas designated for the permits required by the city to subdivide and build.

These questions arose:

- If the vote is done by filing, could each filing then have separate covenants that could be amended separately?
- If the vote is calculated by polling the neighborhood as a whole does the majority determine the rules for the entire neighborhood?

Ray Hoff suggested that we table the discussion until the next meeting allowing time for board members to consider the proposed ideas from the attorney.

VIII **New Business:**

- Annual Meeting – The meeting was tentatively scheduled for Tuesday May 20<sup>th</sup>. Tamie Farris will be responsible for communication.
- Clean up Day – The event was scheduled for Saturday June 7<sup>th</sup>. Tom Hartig will be responsible for organizing.
- Garage Sale – The event was scheduled for Saturday, August 16<sup>th</sup>. Dave Pechacek and Daniel Stephens will be responsible for organizing.
- Picnic – The event was scheduled for Saturday, September 6<sup>th</sup> with the alternate for weather September 7<sup>th</sup>. Tom Hartig will organize a committee for the event
- Budget – The discussion was scheduled for the board meeting on Thursday, April 10<sup>th</sup>.
- Nominating Committee – Jim Rickman will consult with his primary advisor (spouse) and let the board know if he can handle the assignment

X **Motion to Adjourn**- The motion was made at 8:55pm by Dave Pechacek and seconded by Jim Rickman and passed unanimously.